

ADL02CRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: ROADWAY AND UTILITES RIGHT-OF-WAY

NAME OF AGENCY OR CONTRACTOR: RUTH B. ADELMAN AND JOHANNA M. QUAM

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2766 C ROAD

PARCEL: 2945-244-00-160

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2040A03 02/12/02 0400PM
MONIKA TODD CLERK MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Ruth B. Adelman and Johanna M. Quam, Grantors, for and in consideration of the sum of Two Hundred Fifty and 00/100 Dollars (\$250.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Northwest corner of the West half of the SE ¼ SW ¼ SE ¼ of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the South line of the SW ¼ SE ¼ of said Section 24 to bear N 90°00'00" E with all bearings contained herein being relative thereto;
thence S 89°57'17" E along the North line of the West half of the SE ¼ SW ¼ SE ¼ of said Section 24 a distance of 3.00 feet;
thence leaving said North line, S 14°05'32" W a distance of 12.37 feet to a point on the West line of the SE ¼ SW ¼ SE ¼ of said Section 24;
thence N 00°03'24" E along said West line a distance of 12.00 feet to the Point of Beginning, containing 18.0 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 11th day of February, 2002.

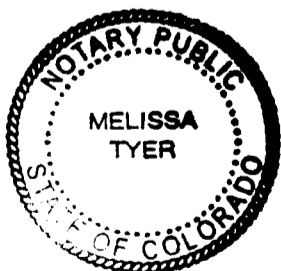
Ruth B. Adelman
Ruth B. Adelman

Johanna M. Quam
Johanna M. Quam

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of February, 2002, by Ruth B. Adelman and Johanna M. Quam.

My commission expires 01-13-04.
Witness my hand and official seal.



My Commission Expires 1/13/2004

Melissa Tyer
Notary Public

State of Wyoming)
County of Natrona) ss.

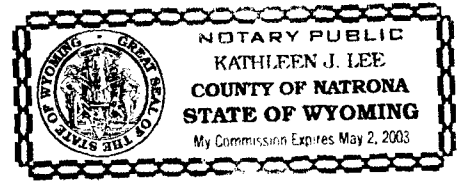
Book 3021 Page 373

The attached instrument was acknowledged before me, Kathleen J. Lee,
by Ruth B. Adelman,

this 2nd day of February, 2002.

Witness my hand and official seal.

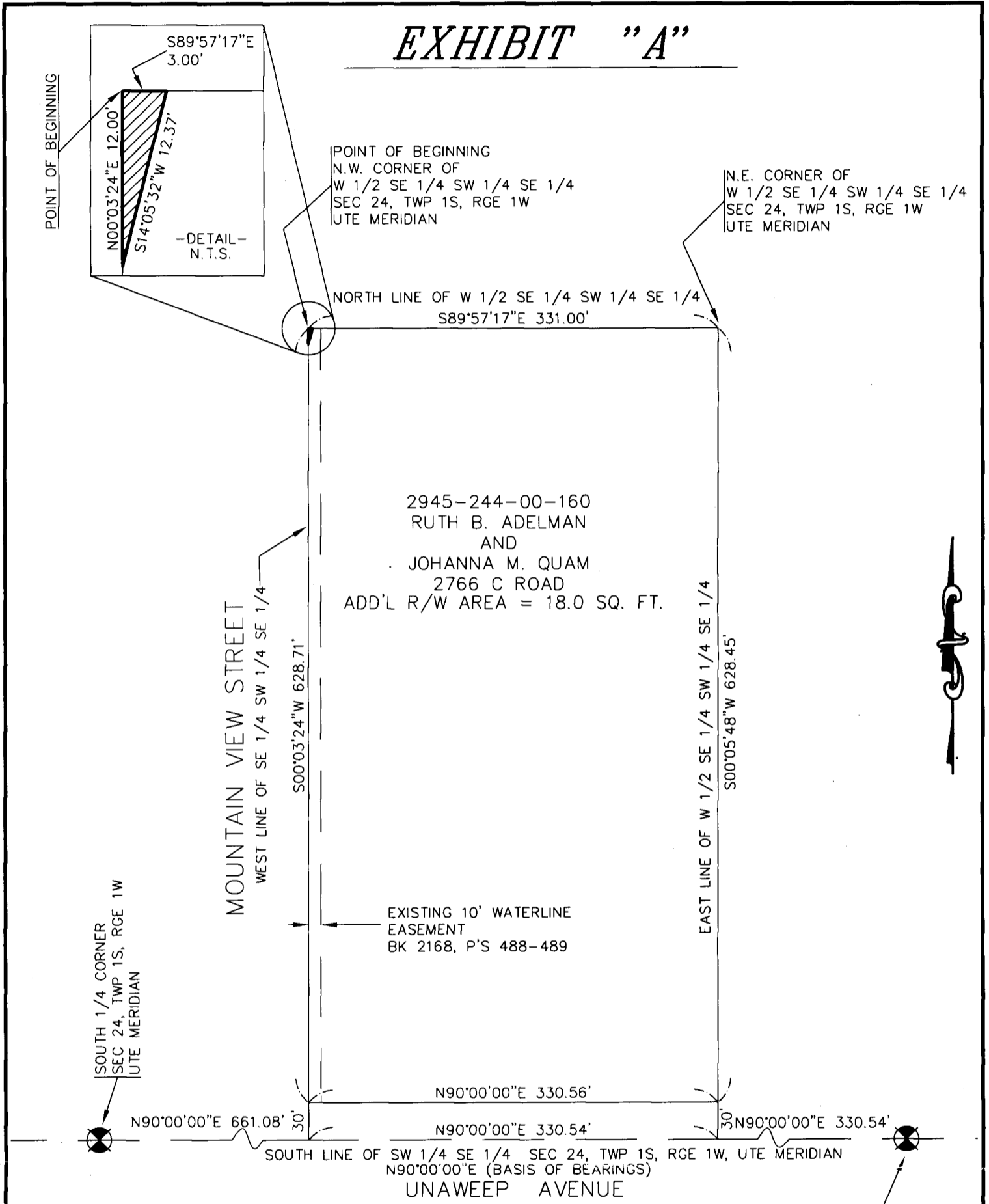
Kathleen J. Lee
Notary Public



My commission expires: May 2, 2003.

D:\drawing\Peter\New_work\Mountain View\Mount View ROW R14.dwg 01/11/02 02:52:45 PM MST

EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.T.K.
 DATE: 01-11-2001
 SCALE: 1" = 100'
 APPR. BY: IW
 FILE NO: MNTVW.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 2945-244-00-160
 RUTH B. ADELMAN AND JOHANNA M. QUAM
 2766 C ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION